

FILE NO.: A-324

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NAME: Sachs Suburban Tract 24 (Panther Branch) Annexation

REQUEST: Accept 11.4 acres plus or minus to the City

LOCATION: West of the Kanis and Copper Orbit Roads Intersection

SOURCE: Graham Smith, Panther Branch LLC, Agent

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GENERAL INFORMATION:

- The County Judge held a hearing on the annexation on September 11, 2014 and signed the order of annexation.
- The area requesting annexation is vacant with one structure on the southeastern portion of the site.
- There is one property owner.
- The site is contiguous to the City of Little Rock along a portion of its northeastern boundary (Kanis Road).
- The annexation request is to obtain City services.
- The site is wedge shaped, coming to a point at Kanis-Cooper Orbit Roads intersection. There is approximately 1045-feet along Kanis Road and 1274-feet just north of Cooper Orbit Road. A proposed new arterial would be built through the western section of the area.
- Currently the property is zoned C-1 (for future development), MF-6 (for future development) and Planned Residential District (a proposed apartment complex).
- The property owners have indicated the intention to develop the portion of the property zoned as PRD at 186 residential units.

AGENCY COMMENTS:

Public Safety:

Fire: The Little Rock Fire Department has indicated there would be an impact on their services with the annexation but that they will provide fire protection service to the area. The West Pulaski Fire Department (current service provider) provided no comment on the annexation request.

Police: No Comment Received.

Infrastructure and Community Facilities:

Central Arkansas Transit: Central Arkansas Transit has indicated that they have no issues or concerns with the proposed annexation request.

Parks and Recreation: No Comment Received.

Public Works: The Solid Waste Division of Public Works indicated they have no issues with the annexation. The Public Works Department has only noted that the Cooper Orbit right-of-way is not part of this annexation. They have made no other comments or noted no other concerns with this proposed annexation.

Utilities:

Central Arkansas Water: Central Arkansas Water (CAW) has indicated that the applicant will have to meet all requirements of the water system in order to attach to the existing CAW system and will be responsible for the 'Capital Investment Charge' based on the size of the connections they wish to make to the CAW system. CAW has noted there will be a minor impact on the existing distribution system. During the review and installation process facilities will be sized to adequately provide pressure and fire protection.

Entergy: Entergy Arkansas (Distribution Engineering) has indicated that they have no issues with the annexation. They did note that there is a 3-phase power line along the north side of Kanis Road at this location.

Reliant-Energy: No Comment Received.

Wastewater Utility: The Little Rock Wastewater Utility has indicated they have no issues or concerns about the annexation of this site. However, they note there will be a need of an extension to service property and the extension will be the responsibility of the owner/developer.

Southwestern Bell: No Comment Received.

Schools:

Little Rock: No Comment Received.

The annexation is not within the Little Rock School District.

Pulaski County Special: No Comment Received.

The annexation area is within the Pulaski County Special School District.

ANALYSIS:

The site is undeveloped and treed in the western section. There has been development on the site in the past but that has been removed for the most part. For west Little Rock the site is fairly level with most of the area ranging from 432-feet at Cooper Orbit and Kanis Roads to 446-feet near the western boundary. However there are two higher areas, one at the extreme west on Kanis Road reaching 458-feet and one along the west boundary of the annexation approximately a third of the way north of the southwest corner of the annexation area at 452-feet.

The area requesting annexation is contiguous from Kirby-Cooper Orbit Roads intersection with Kanis Road some 378 feet along Kanis Road. The applicant wishes to develop an apartment development on a portion of the site previously approved by the City of Little Rock (July 2014). This development will require connection to the Little Rock Wastewater System which in turn requires annexation to the City of Little Rock.

As a result of the annexation an additional 667 linear feet of Kanis Road will become the responsibility of the City of Little Rock as will the newly constructed Panther Branch Drive (after construction). Since the site has no frontage on Cooper Orbit Road that road way will continue to be a County maintained road. This is an area where Kanis Road currently is in the City Limits then leaves and then returns. With this annexation, the portion of Kanis Road remaining outside of the City will be reduced (from approximately 4 tenths of a mile to a quarter of a mile).

The nearest Central Arkansas Transit (CAT) stop is approximately a mile and half away at the Walmart on Bowman Road and Chenal Parkway. CAT did not indicate that they had any issues or concerns with the annexation request.

The solid waste division of Public Works has indicated they have no issues. Waste disposal would likely be commercially hauled since the acreage will be developed with an apartment complex and commercial development in the future.

There is an existing 24-inch water main in Kanis Road along the annexation area and a 12-inch line in Cooper Orbit Road south of the area. The applicant will have to meet all requirements of the water system in order to attach to the existing CAW system and will be responsibility for the 'Capital Investment Charge' based on the size of the connections they wish to make to the CAW system. CAW has noted there will be a minor impact on the existing distribution system. There are no adjacent wastewater lines to this area. The closest existing wastewater line that could be extended for use to this site is at the Kanis-Kirby Roads intersection. The property owner will be responsible for the extension of the wastewater system to their site.

The closest Fire Station is Station 20 on Oak Meadow Drive. That station is a little over 2/3 of a mile from the site via existing roads. The Fire Department is providing service from this station to areas beyond this area. The current fire protection provider (West Pulaski- Fire Department) provided no comments on the annexation. During the review and installation process all new facilities will be sized to adequately provide pressure and fire protection. The police patrols already pass this site to service areas within the City. The Little Rock Police Department has indicated that they have no concerns or issues with the proposed annexation.

The City of Little Rock shall provide Police protection; Fire protection; allow connection to the municipal wastewater system (at the cost of the developer); and take over maintenance of the Kanis Road after annexation.

Staff Recommendation:  
Approval

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PLANNING COMMISSION ACTION:

(OCTOBER 16, 2014)

The item was placed on the consent agenda for approval, by a vote of 10 for, 0 against and 1 absent the consent agenda was approved as submitted.